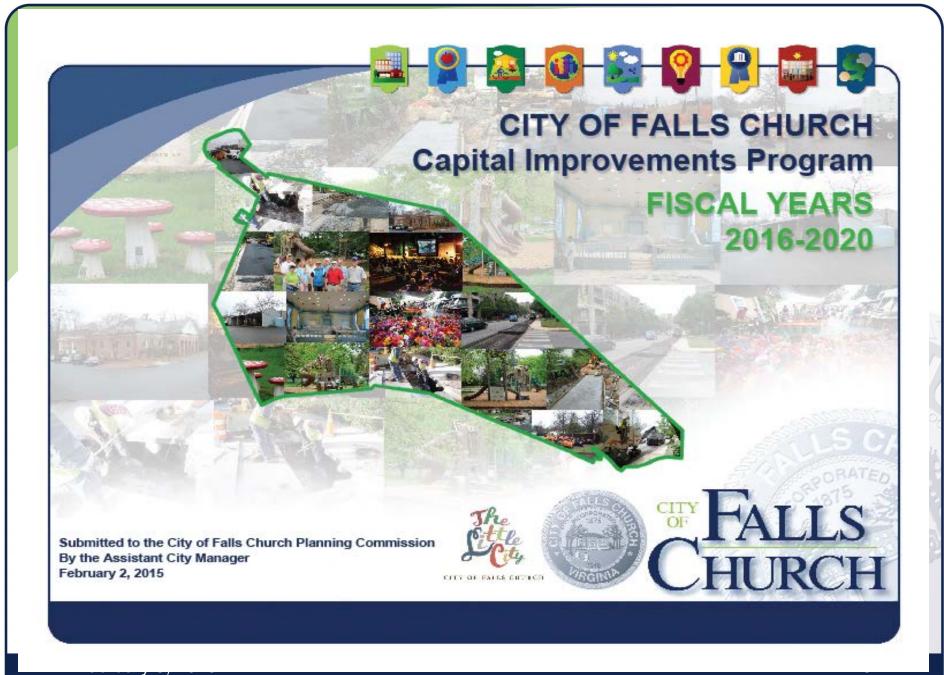
City of Falls Church Capital Improvements Program Fiscal Year 2016 - 2020

Planning Commission Town Hall Community Input Session

**February 8, 2015** 

### **City Council Vision**





#### **Agenda**

- 1:30pm: Welcome (5 minutes)
- 1:35pm: CIP Briefing (15 minutes)
- 1:50pm: Open House (35 minutes)
  - Opportunity to learn about various projects
  - 7 display stations
- 2:25pm: Transition break (5 minutes)
- 2:30pm: Group Q&A/ Input session (35 minutes)
- 3:05pm: Wrap up/next steps (15 minutes)

#### **Community Engagement**

- Website enhancements
  - FAQs and Glossary
  - Current Project Info and Status
  - Videos: 2 now, more in production
  - Posting all CIP updated materials
  - Address: www.fallschurchva.gov/CIP
- Today's Town Hall Open House & Community Input Session
- Work Sessions (4) and Public Hearings (3)

#### **Community Engagement**

- CIP Survey
  - Outreach: Media Coverage, City press releases and social media, community organizations messaging
  - Responses
    - 875 total- 7% of population
    - 810 live/work in the City- 92.6% of responses; 6% of population
    - 320 open-ended questions- 37% of responses, content under review
    - Preliminary Observations noted in CIP Tab 1
  - Full Report: will be posted to website

#### **CIP Goals**

- Re-invest in community infrastructure
- Prioritize the needs over 5 Year Plan
- Maintain Financial Strength
  - Fund Balance at policy target (17% of annual expenses)
  - Debt service below policy target (12% of annual expenses) and affordable
  - Uses capital reserve and some water sale proceeds
- Determine sustainable dedicated capital funding

#### **Policy Compliance & Consistency**

#### **Proposed CIP is compliant with:**

- 2012 Council Updated Vision
- 2005 Comprehensive Plan
  - Chapter 7 Mobility for all Modes
  - Chapter 6 Parks for People (draft)
- 2012-2014 Adopted POA Plans
- 2011 Financial Policies
- 2015 Budget Guidance for FY2016

#### **Accomplished Projects**

- Broad and Penn Traffic Signal Install
- Traffic Signal Closed Loop Install
- Library and Aurora House Fiber Install
- Police Evidence and G2 Corridor Rehab
- Thackrey Pre-School and Stormwater Construction
- MEHMS Pedestrian Safety Improvements
- Community Center Roof Replacement
- Tennis & Basketball Courts Replacement

#### **Underway Projects**

- S. Washington Transit/ Streetscape Construction
- Roosevelt/Roosevelt Pedestrian & Road Safety Improvements
- Coe and Pearson Branches Daylighting
- Great Falls Stormwater Improvements
- Police Dispatch 911 phone and CAD system
   City Hall/Public Safety Center
- Mt. Daniel ES Expansion & Renovation
- West End Park Master Plan Implementation

### **Project Management Challenges**and Opportunities

- Ambitious proposed CIP responsive to:
  - Council budget guidance
  - Boards, Commissions, community identified needs
  - Critical infrastructure focus

#### Facilities

- Significant pent up demand for reinvestment
- Cannot run all projects concurrently

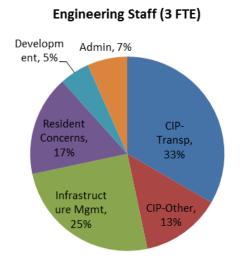
#### Transportation projects right-sized to staffing

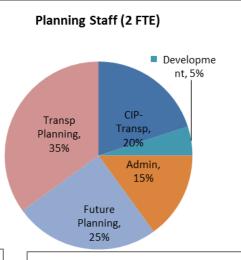
- New positions filled mid-FY15; FTEs reallocated to maximize staff expertise
- Work schedule refined to match resources and grant requirements
- Grants resources available but not able to utilize yet

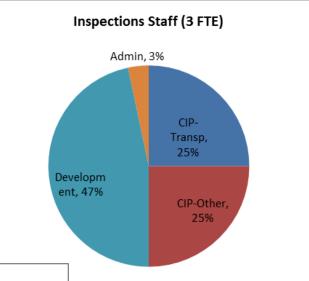
# Policy Challenges and Opportunities, continued

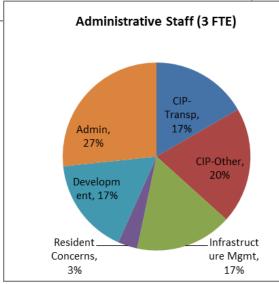
- Need to develop within financial guidance
  - Affordable and sustainable
- Need to be plan driven with long-term focus
- Need to address heavy reliance on onetime funding resources
- Requires building CIP funding into tax base, funding NVTA match and developing school (GMHS/MEHMS) financing plan

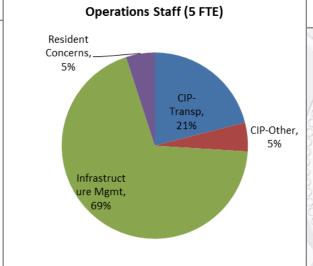
#### **CIP Staffing Resources**



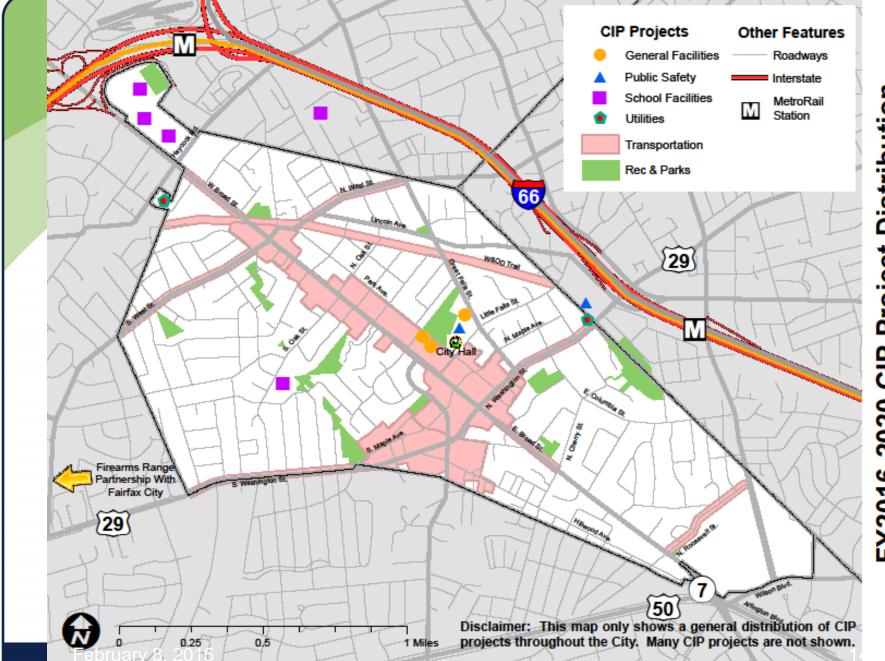








Note: these charts reflect the prime implementing staff; CIP also involves R&P, IT, Public Safety, and Library staff



# Project Distribution FY2016-2020 CIP

### Utilities Project Costs Overview

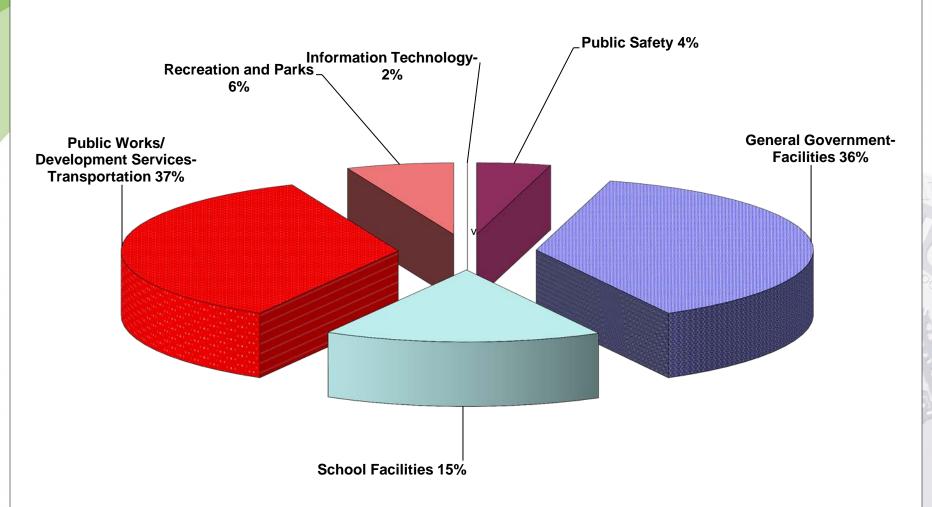
CIP PROJECTS – UTILITY FUND**	FY2016	Five Year Project
STORMWATER	\$0	\$ 5,120,000 s
SEWER	1,938,912	12,331,299
TOTAL UTILITY FUND**  **self-sustaining, revenue based on sewer rate study & storm water estimates	1,938,912	17,451,299

### **General/ Transportation Funds**Project Costs Overview

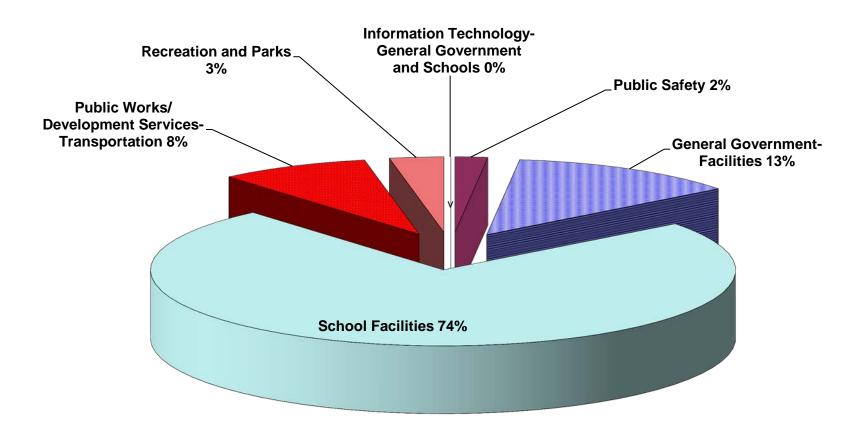
CIP PROJECTS – GENERAL FUND	FY2016	Five Year Project	
INFORMATION TECHNOLOGY	0	0	
PUBLIC SAFETY	600,000	2,600,760	
PUBLIC FACILITIES	7,500,000	125,477,751	
ENVIRONMENT (see Stormwater utility)	0	0	
TRANSPORTATION	4,921,360	11,966,360	
RECREATION & PARKS (incl. turf/track)	872,000	4,320,000	
TOTAL GENERAL FUND*	13,893,360	144,364,871	
*\$39,864,871 w/o GMHS &MEHMS			

February 8, 2015

#### Capital Improvements Program General Fund FY2016 (All Funding Sources)



#### Capital Improvements Program General Fund FY2016-FY2020 (All Funding Sources)



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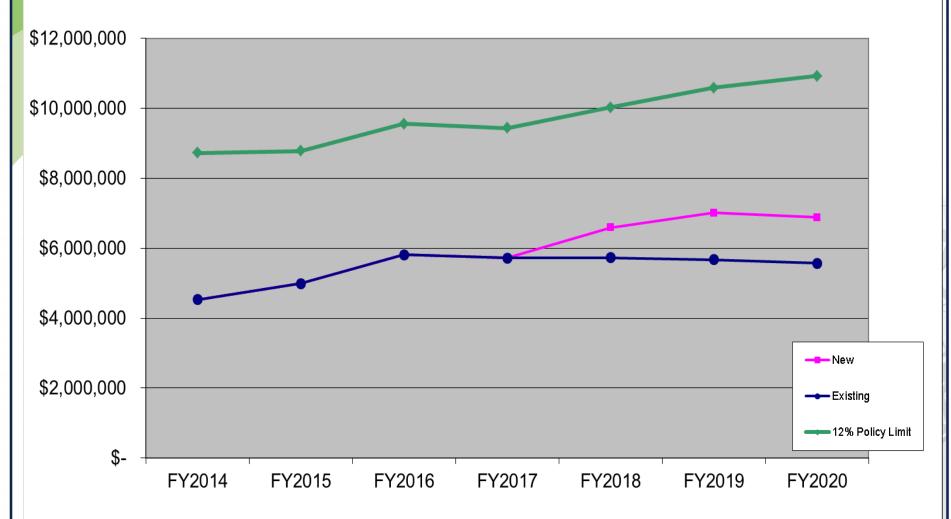
### **General Fund Summary**

(For Project Costs)	FY2016	FY2017	FY2018	FY2019	FY2020	5- year Project Totals
Grant/Other Funded	0	0	0	0	0	0
Total Debt Financed	7,850,000	771,255	2,009,799	7,604,808	844,503	19,080,365
Only if new revenue offset	250,000	100,000	1,650,000	550,000	350,000	2,900,000
Total Water Sale Proceeds Funded	872,000	0	2,000,000	2,466,146	0	5,338,146
Total PAUG Funded	0	580,000	0	0	0	580,000
School Financing Plan	0	104,500,00	0	0	0	104,060,000
TOTAL GEN FUND SOURCES	8,972,000	105,951,255	5,659,799	10,620,954	1,194,503	132,398,511

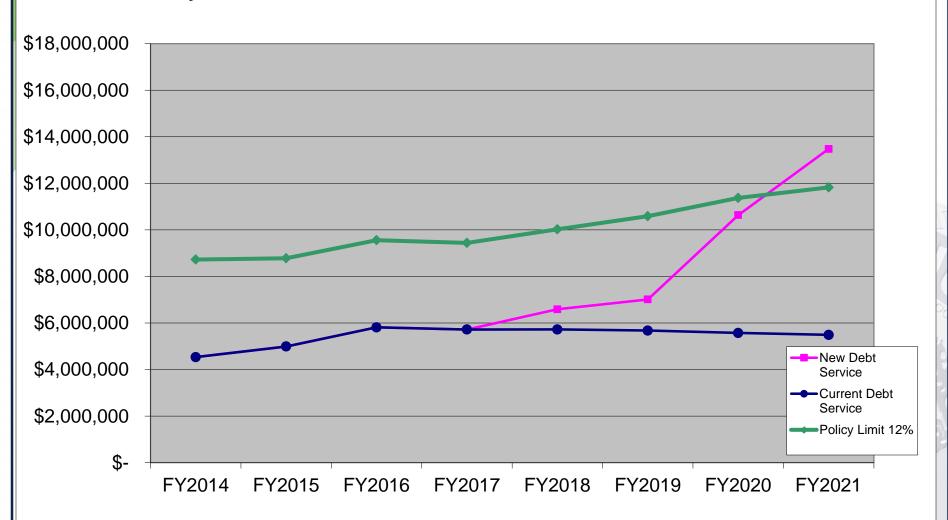
### **Transportation Fund Summary**

(For Project Costs)	FY2015	FY2016	FY2017	FY2018	FY2019	5- year Project Totals
Grant/Other Funded	755,000	350,000	350,000	350,000	350,000	2,175,000
Total Debt Financed	400,000	0	0	0	0	400,000
Only if new revenue offset	510,000	580,000	1,430,000	1,635,000	2,000,000	6,155,000
Transportation Reprogram	2,416,360	0	0	0	0	4,263,811
Total Water Sale Proceeds Funded	820,000	0	0	0	0	820,000
Total PAUG Funded	0	0	0	0	0	0
TOTAL TRANS FUND SOURCES	4,921,360	930,000	1,780,000	1,985,000	2,350,000	11,966,360

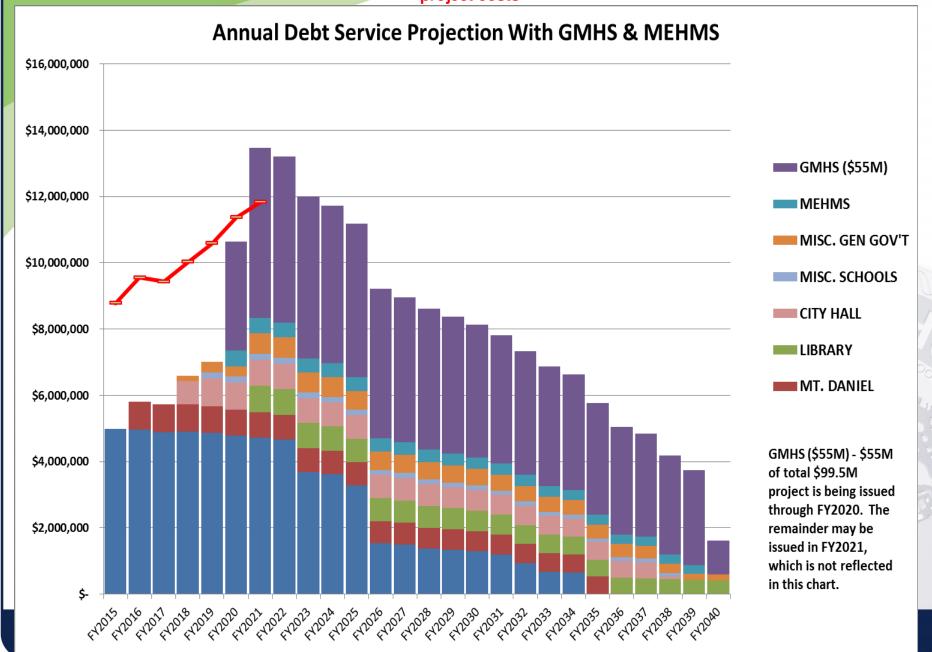
#### Debt Service As Percentage of Expenditures FY2014-FY2020 Policy Maximum of 12%

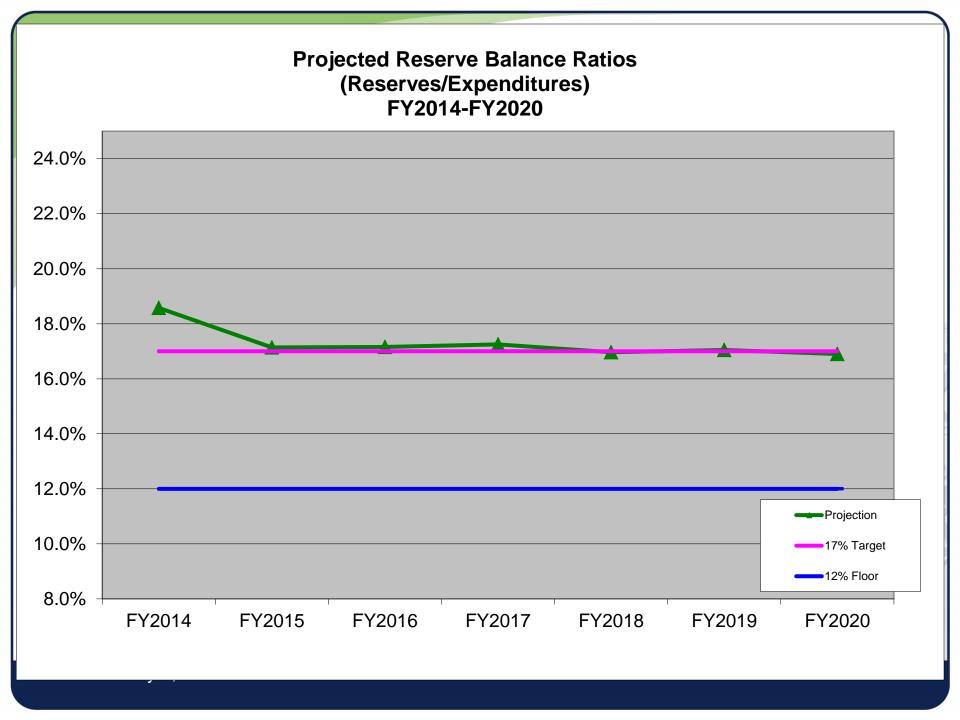


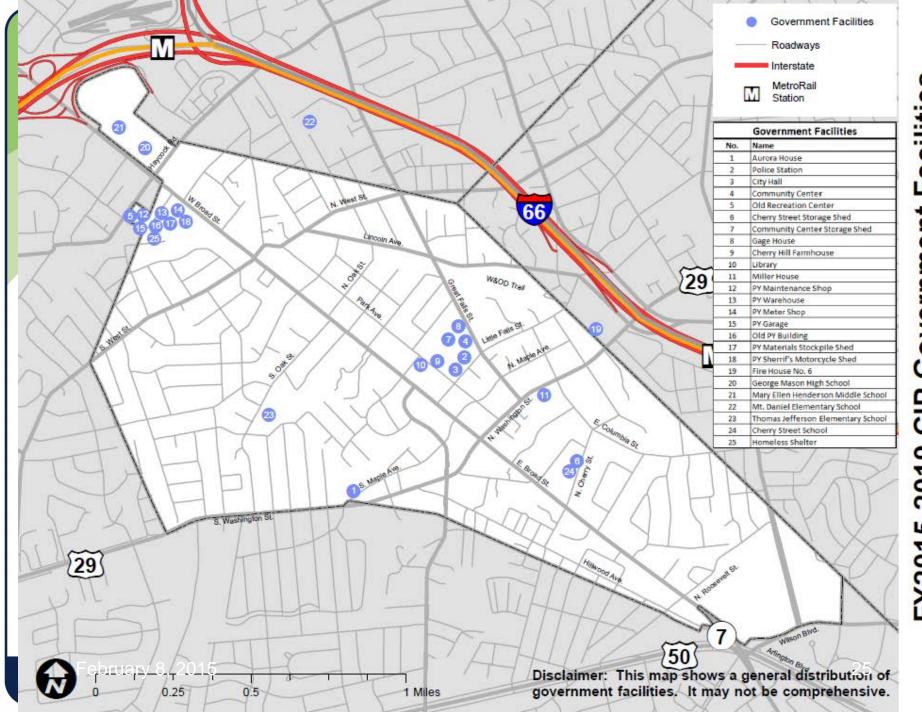
#### Debt Service As Percentage of Expenditures FY2014-FY2020 Policy Maximum of 12% GMHS 100% costs, final \$40M debt starts in FY2021



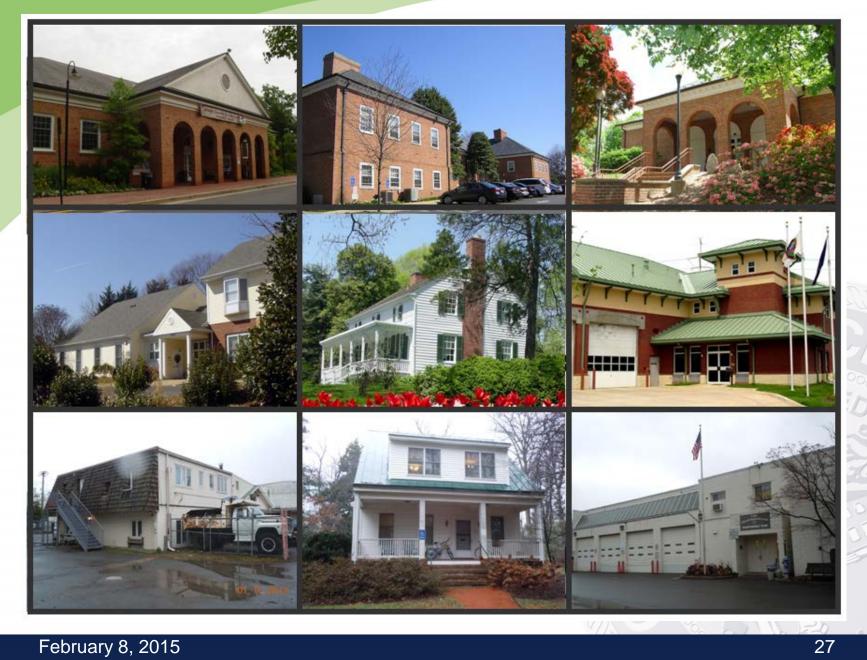
Note: red bar line represents debt policy limits; graph represents financing only \$55M of full \$104,500 GMHS/ MEH project costs







#### **General Government Facilities**



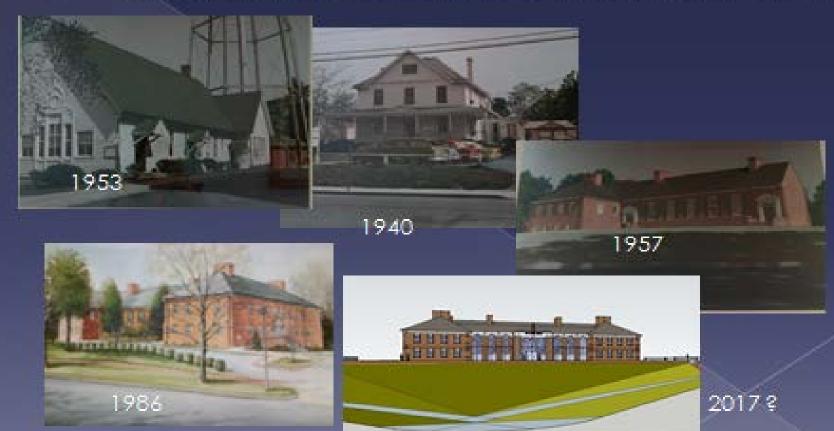
February 8, 2015



### **Key Policy Discussion: Facilities/General Government**

- Long-term Facility Master Plan developed
- All Facility Reinvestment Sustainable Funding Needed
  - General Government and Schools
- General Government Facility Reinvestment
  - Critical health and safety/ mechanical systems
  - 18 facilities, 22,000 square feet
  - FY17 \$290K PAUG vs \$350K request
  - FY16 and FY18-20 not funded, \$1.46M requested

### City Hall & Campus: Evolution of Civic Engagement and Gathering Place



### **Key Policy Discussion: Facilities/ City Hall Public Safety Center**

- City Hall/Public Safety Improvements
  - Previously adopted \$11.7M
  - Reconfigured for cost effective/smaller scale
  - 4 Projects: renovations, central entrance, rear operations, city hall campus parking
  - 20% concept design done
- Council re-established stakeholder taskforce
  - Recommendations presented to Council Nov. 2014
- Video link: www.fallschurchva/CityHallRenovations

### City Hall Public Safety Center "Add On" Project Elements

- West Wing HVAC \$ 1.25 M
- 2<sup>nd</sup> Story Garage Parking \$750K
- Additional Existing Interior Renovation
  - "Full Interior Renovation" \$1.75 M
- Full North Addition \$1.5 M

Total cost: \$5.25 M

Costs include preliminary engineering and design, construction, inspection, administration, and contingency.

### City Hall/ Public Safety Center Taskforce Recommendation

- Recommend all 4 options unanimous vote
  - More opportunities to integrate ADA accessibility, security, and functionality in a cohesive design
  - Meet needs for longer timeline (30 year with all add-ons vs 20 year approved project)
  - Flexibility to meet future City Hall Campus needs and demands
  - More efficient use of City resources
  - Provide a clear improvement to design, security, accessibility, and flow of existing City Hall building

#### Library Expansion Recommended Options

CONCEPTUAL DESIGN Expansion Approaches

HORIZONTAL EXPANSION TO THE WEST
 Rendering



CONCEPTUAL DESIGN Expansion Approaches

1) HORIZONTAL EXPANSION TO THE EAST Rendering



FIGURE 1- Rendering from Park Avenue



g from Corner of Park Avenue and N. Virginia Avenue

# **Key Policy Discussion:** Facilities/Library

- Library Expansion/Renovation (timing modified)
  - Library Board commissioned a feasibility study addendum for renovation/expansion vs. tear-down rebuild new
  - Library Board requested \$8.4M, slight increase based on adopted FY15-10 CIP \$8M
  - Options addresses facility space & program needs for 15-20 years design to provide flexibility for service model changes
  - Referendum required (FY16; A&E to start in FY18)
  - Library Board hosted community input meeting on February 5th

### **Key Policy Discussion: Facilities/Public Safety**

- Public Safety Firearm Range
  - Required training
  - Partnership with Fairfax City, FY15 \$300K approved, FY16 proposed \$300K more
  - Total cost estimated at \$1.2M
- Fire Service/Station 6
  - Facility upgrade prior approval \$788k
  - Under IJ Arlington now managing CIP and Maintenance
    - Requested additional \$1.8M
    - DPW and Arlington staff refining out years



### **Key Policy Discussion:** Facilities/Schools

- Long range planning
  - enrollment and system facility needs are updated
- School Board requests:
  - Facility Modernization FY17 \$400K; proposed \$290K
  - TJES HVAC \$2M FY16
  - GMHS FY17 \$99.5M project cost, need financing plan
  - MEHMS FY17 \$5M project cost, need financing plan
- One referendum required for GMHS/MEHMS combined project; MDES referendum approved

#### **Joint Campus Steering Committee**

#### Status

- RTKL Architects assess school site capacity/ report complete
- ULI TAP assess economic development potential
  - ~50% of GMHS paid for with 10 acres economic development/ report completed
- RFP for visioning, market study, planning and decision
  - Requires selection and contract award followed Public Engagement
- Studies and additional info at:
   <a href="http://www.fallschurchva.gov/1467/Campus-Joint-Steering-Committee">http://www.fallschurchva.gov/1467/Campus-Joint-Steering-Committee</a>

### **Key Policy Discussion: Transportation**

- Numerous funded projects underway
- Staffing reallocations maximizing resources
- Unallocated and unaccessed grants
  - Workload
  - Grant requirement complexities
  - Dedicated C&I Equivalent funding (not C&I tax overlay)
- Downtown Area Reinvestment- new project
  - \$600K, Water Sale Proceeds
- Neighborhood Traffic Calming-new project
  - \$200K, water sale proceeds, need ongoing funding source
- W&OD Improvements- new recommendation, not funded

### **Key Policy Discussion: Recreation and Parks**

- Recreation & Parks Advisory Board adopted
- Park Master Plans
  - Funded FY16 (\$100K, water sale proceeds) and FY20 (trails, \$600K debt)
  - Not funded FY17,18, 19
- HEH project
  - -FY17 \$248K debt funded
- Open Space request for additional \$1M
  - Not funded
  - Also requested ongoing revolving funding options

# **Key Policy Discussion: Synthetic Turf Field and Track**

- Turf FY16- \$450K (water sale proceeds
  - Based on additional research by FCCPS and R&P staff
  - Recommended by FCCPS School Board and R&P Advisory Board
  - Proposed GA Legislation study on health issues of cushioning pellets, may require different material with increased cost
- Track FY16- \$222K (water sale proceeds)

### For Follow Up Information

- www.fallschurchva.gov/budgetBudget
- <u>www.fallschurchva.gov/CIP</u>
   CIP and General Govt. Master Plan

- Cindy Mester, Assistant City Manager
  - (703) 248-5042 (711 V/TTY)
  - cmester@fallschurchva.gov

#### **Questions & Comments**

### Impact of Proposed FY2015 CIP on City Debt Policies

Debt policies

(Note: utility funds have applicable financial policies)

- Total outstanding debt not to exceed 5% of value of taxable real estate
- Annual debt service <u>shall</u> not exceed 12% of governmental expenditures
- At least 25% of total debt will be repaid within five years and at least 50% of total debt within ten years
- Proposed CIP does not reach maximum 12%; must consider operating budget and repayment requirements of large facility projects

## Impact on Unassigned Reserve Fund Balance (FB) Policies

- Maintain Unassigned FB range 17% of general fund expenditure (Note: utility funds have applicable financial policies)
  - Target 17% (aka 2 months savings); no less than 12%
  - If under 12% requires 2-year mitigation plan to regain floor
  - If less than 17% but above 12% requires 3-FY recovery plan
  - Full recovery within 5-years of the event occurring
- Fiscal constraints require new approaches
  - Fund Balance stabilized
  - Capital Reserve FB policy
    - 5%of fixed assets or \$3.75M floor by 2021
    - \$500K/year until goal then \$375K/year; if below/ restore in 3 years
    - Used for FY15-19 CIP
- In addition to PAUG funds in excess of 17%, once all policies are achieved, may only be designated for one time capital expenses